

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
February 26, 2020**

**APPROVED MINUTES**

**Present:** David Allen, President  
Craig Zirbel, Vice President  
Nancy Ford, Treasurer  
Lori Condon, Secretary  
Gene Evans, Director

**Absent:** Jim Bissonett, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
Catherine Bryson, Communications Coordinator

**Also Present:** Carolyn Norris, Tradewinds

**CALL TO ORDER**

President Allen called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

Carolyn Norris of Tradewinds stated there should have been an earlier reminder for the Candidate's Meet & Greet. She felt more homeowners would have attended.

**MINUTES**

**January 23 2020, Board Meeting**

Mr. Evans moved the Board approve the January 23, 2020, Board of Directors meeting minutes as presented. Seconded by Ms. Ford. The motion passed unanimously.

**January 23 2020, Executive Session Board Meeting**

Mr. Evans moved the Board approve the January 23, 2020, Executive Session Board of Directors meeting minutes as presented. Seconded by Mr. Zirbel. The motion passed unanimously.

## **TREASURER'S REPORT**

Ms. Ford discussed the audited financials for 2019, which stated the financial statements were presented fairly in all material respects.

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending January 31, 2020. She advised that she has reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials. Ms. Ford stated there were 6 property transfers in January. At this time, 14 property transfers are pending.

Ms. Ford discussed the General and Roadway Reserve reports. Mr. Paprocki discussed the 30 Year Roadway Reserve Study. He stated the law requires a 30 Year Reserve Budget. He also stated we will be working on renegotiating the Crown Castle lease renewal before the end of this year.

Mr. Evans moved the Board accept the Treasurer's report for January 31, 2020. Seconded by Ms. Condon. The motion passed unanimously.

## **PRESIDENT'S REPORT**

President Allen received a letter from a homeowner. The homeowner has requested the Milkweed plant to be planted in Stonegate's landscape to help support the population of the monarch butterfly. Mr. Paprocki stated the cost could be absorbed into the landscape budget. Ms. Condon stated they have beautiful yellow flowers. Mr. Paprocki explained they are on the fragile side and he would plant in groupings and screen from windy areas. Discussion ensued and the Board agreed this could be considered.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed the mailbox roofs that need replacement. SCA has a current bid price of \$9,600, which is the same as the original bid amount that was accepted by the Board in the three-phase project in 2017.

Mr. Paprocki received a thank you letter to the community from Hospice of the Valley. Hospice thanked the community for making their Holiday Drive very successful.

Mr. Paprocki discussed emotional comfort animals and the requirement of needing to be reasonable. He stated legislation would be coming on this issue.

Mr. Paprocki discussed the PMIS contract. There is no increase from the 2019 contract. The total amount is \$8,900.

Mr. Paprocki discussed the East gate wall modification. The modification is a safety issue for exiting traffic based on the U-turns from the unauthorized access traffic. The modification would allow exiting traffic to see a vehicle making the U-turn.

## **10-DAY NOTICE LETTERS**

Tradewinds Lot# 44 – The turf to desert conversion does not meet the 25% ground cover requirements as shown on the plans. The homeowner responded that they have been out of town for several weeks and will plant the remaining ground cover to meet requirements upon their return by the end of March.

Retreat Lot# 42 – The homeowner has not responded to the 10-Day notice letter regarding the necessary landscape maintenance on their property. The consensus of the Board was to issue a fine if the maintenance was not completed by the February 29, 2020 deadline.

## **BOARD ACTIONS**

### **Approve PMIS contract for 2020.**

Mr. Paprocki and the Physical Property Committee request approval of the PMIS contract.

Ms. Ford moved the Board approve the request of the PMIS contract. Seconded by Mr. Zirbel. The motion passed unanimously.

### **Approve East Gate Wall Modification.**

Mr. Paprocki and the Physical Property Committee request approval for an East Gate wall modification for traffic safety.

Mr. Evans moved the Board approve the request for an East Gate wall modification. Seconded by Ms. Ford. The motion passed unanimously.

## **COMMITTEE REPORTS**

President Allen noted the committee reports were included in the Board packet for Board members review and comment.

Mr. Evans moved the Board approve the committee reports. Seconded by Ms. Condon. The motion passed unanimously.

## **NEW BUSINESS**

Ms. Ford commented the Retreat tennis courts look beautiful. She stated the surface is excellent and the money was well spent.

Mr. Evans discussed having a restroom at the Retreat tennis courts. Discussion ensued with the Board members. Ms. Ford felt a restroom was a good idea and it would enhance Stonegate's amenities. President Allen stated a study would need to be done for the total costs. The costs would include an architect, city permits, structure, plumbing, and engineer. The report would need to go to the Social/Recreational committee and Physical Property committee for approval. If approved, it would come to the Board for approval. The next Board meeting and Annual meeting are scheduled for March 26th, 2020.

## **ADJOURNMENT**

Ms. Ford moved the Board adjourn the meeting at approximately 7:15 p.m. Seconded by Ms. Condon. The motion passed unanimously.